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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RECREATION / OPEN SPACE TO RESIDENTIAL USE IN BOWRAMPET (V), DUNDIGAL-GANDIMASAMMA (M), MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No.1940/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 26th August, 2022.]

The following draft variation to the land use envisaged in the notified Revised Master Plan-2021 of Shambhupur zone segment vide G.O.Ms. No.288 Dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Plot Nos:4, 5, 6 & 8 in Sy.No:261 & 262 of Bowrampet (V), Dundigal-Gandimaisamma (M), Meddhal-Malkajgiri District to an extent of 4,799.71 Sq.Mtrs, which is presently earmarked for Recreation / Open space use in the notified Revised Master Plan-2021 of Shambhupur zone segment vide G.O.Ms. No.288, MA

Dt:03.04.2008, is now proposed to be designated as Residential use, subject to the following conditions .

- (a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- (d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (f) The owners /applicants shall develop the roads free of cost as may be required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (P) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

- North : 60 feet Wide BT road in Sy.No:261 of Bowrampet (V).
- South : Forest land in Sy.No:428 of Bowrampet (V).
- East : Plot Nos. 2 and 3 in Sy.No:261 (proposed 60 mts wide master plan road).
- West : Vacant land in Sy.No:366 of Bowrampet (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC USE AND BUFFER TO RESIDENTIAL USE IN PASUMAMULA (V), ABDULLAPURMET (M), RANGA REDDY DISTRICT.

[Memo No.3426/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 26th August, 2022.]

The following draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA & UD, dated 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy No: 49, 50, 430P, 432P, 433P, 434P & 435P in Pasumamula (V), Abdullapurmet (M), Ranga Reddy District to an extent of 169322.21 Sq.mtrs. (Ac.41.84), which is presently earmarked for Public and Semi public use and Buffer use in the Notified Master Plan MDP-2031, issued vide G.O.Ms.No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as Residential use subject to compliance of G.O.Ms.No.106, MA dt.06.07.2020 and also **subject to the following conditions**

1. The applicant shall pay the CLU Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt: 07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North	:	Existing 22mts wide road (proposed 36mts Master Plan road) in Sy.No.51 and 430 of Pasumamula (V).
South	:	Vacant land and water body (Ram Cheruvu) in Sy.No.49, 50, 435 & 436 of Pasumamula (V).
East	:	Sy.No.57 of Pasumamula (V).
West	:	Existing 22.5 mts wide BT surface road (proposed to be 36Mts Master Plan road) in Sy.No.432, 433 & 434 of Pasumamula (V).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN TURKAPALLE (V), SHAMIRPET (M), MEDCHAL MALKAJGIRI DISTRICT.

[Memo No.8982/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 26th August, 2022.]

The following draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA & UD, dated 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.47/P of Turkapalle (V), Shamirpet (M), Medchal-Malkajgiri Dist., to an extent of 16286.44Sq.mts with road affected area 240.24Sq.mts and the net site area is 16046.20Sq.mts, which is presently earmarked for Conservation use in the Notified Master Plan MDP-2031 approved vide G.O.Ms.No.33, MA & UD, dated 24.01.2013, is now proposed to be designated as Residential use, subject to compliance of G.O.Ms No. 106, MA, Dated:06.07.2020 and also **subject to the following conditions**.

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07-04-2012
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
9. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
10. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
11. The applicant shall handover road affected area under 9 mtrs proposed road to the local body with registered gift deed at free of cost.
12. The LT lines shall be realigned at the time of applying for Development permission.
13. If any existing NALA passing through the site under reference, should not be disturbed.
14. The applicant shall obtain necessary NOC's as required at the time of obtaining development permission.

SCHEDULE OF BOUNDARIES

North	:	Neighbours land in Sy.No.46 of Turkapalle (V).
South	:	30 feet wide CC road.
East	:	Existing 15 feet kutcha road in Sy.No.67 of Turkapalle (V).
West	:	Existing layout.

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN (NEW) SHAIKPET VILLAGE AND HAKEEMPET VILLAGE SITUATED JUBILEE HILLS, HYDERABAD.

[Memo No.1096/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 26th August, 2022.]

The following draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in House bearing Municipal Nos:8-2-293/82/A/1201 & 8-2-293/82/A/1201/1 on Plot bearing No.1201 in Sy. No's.403/1(old) & 120 (New) of Shaikpet Village and Sy No: 102/1 of Hakeempet village situated on Road No:59 of Jubilee Hills, Hyderabad to an extent of 1688 Sq. Yds / 1411.38sq.mts., which is presently earmarked for Residential Use Zone in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010, is now proposed to be designated as Commercial use zone, subject to the following conditions .

- a) Only the Lower order commercial activities which are allowed in the G.O.Ms.No.168, dated: 07.04.2012, on 40 feet road are permissible in the site u/r.
- b) The applicant shall not claim for other commercial activities which are allowed as per G.O.Ms.No.766, dt. 18.10.2007 and G.O.Ms No: 363 MA&UD dt: 21/8/2010.
- c) The applicant shall pay the Development charges / conversion charges/ Change of land use charges to HMDA as per rules in force, before issue of final orders.
- e) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- f) The applicant shall handover the 15 mts / 50 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- g) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- h) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/ plot area to the local body through registered gift deed at free of cost at the time of taking building permission.

- i) The applicant shall comply all the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012 and in the G.O.Ms. No.363 dt:21.08.2010.
- j) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- k) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- l) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- m) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- n) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights
- o) The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- p) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- q) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- r) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- s) The commercial activity is allowed on payment of 3 times of Impact Fee.

SCHEDULE OF BOUNDARIES

North	:	Existing Commercial building.
South	:	Existing Commercial Building.
East	:	Existing Commercial Building.
West	:	Existing 50 ft wide B.T surface road, (proposed as 50 feet/ 15 mts wide in the notified master plan).

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM WORK CENTRE USE TO RESIDENTIAL USE IN TURKAYAMJAL (V), TURKAYAMJAL MUNICIPALITY, RANGA REDDY DISTRICT.

[Memo No.14910/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 26th August, 2022.]

The following draft variation to the land use envisaged in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33, MA & UD, dated 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy No.534/P, 535/P, 542 of Turkayamjal (V), Turkayamjal Municipality, Ranga Reddy District to an extent 26897.81 Sq.mts, which is presently earmarked for Work Centre use in the Notified Master Plan MDP-2031, issued vide G.O.Ms.No.33, MA, dated 24.01.2013, is now proposed to be designated as Residential use, subject to compliance of G.O.Ms.No.106, MA, Dated:06.07.2020 and also **subject to the following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.MS No. 168 MA Dt: 07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

- North : 40 feet wide existing road (Proposed 100 feet) in Sy.No.543 of Turkayamjal (V).
South : Vacant Land in Sy.No. 534, 535 of Turkayamjal (V).
East : Vacant Land in Sy.Nos. 527, 542, 534 of Turkayamjal (V).
West : Vacant Land in Sy.No.542 of Turkayamjal (V).

ARVIND KUMAR,
Special Chief Secretary to Government.

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